

Market Report

May, 2021



Flamenco

3701 N Country Club Dr
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Flamenco in this convenient and easy to read format. Our data comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website flamencoaventura.com.

Property Stats

POSTAL CODE 33180

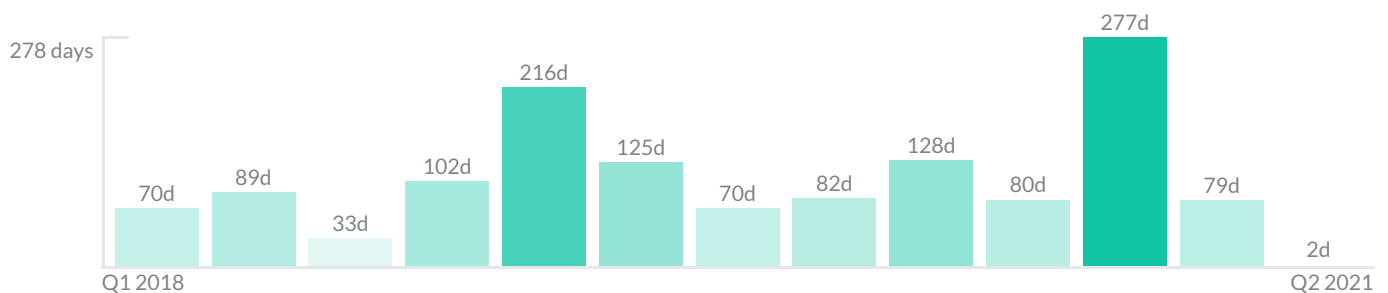
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

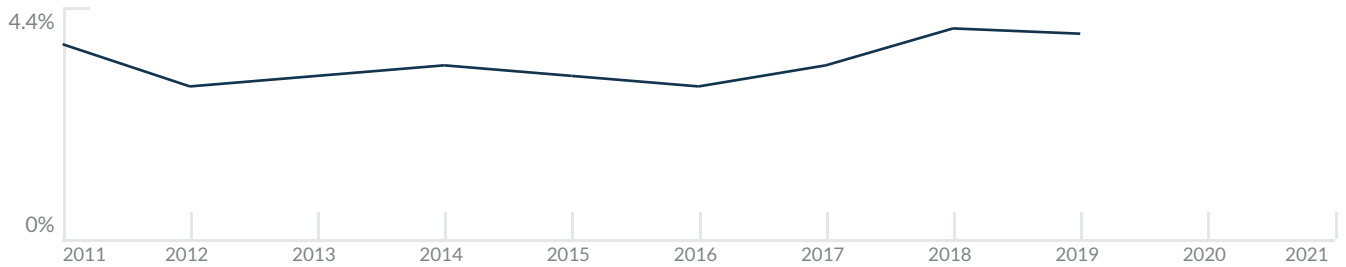
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	Hollywood Academy of Arts and Science Middle School	Palmdale High School
10/10	10/10	3/10

Insights

IN FLAMENCO

Below the average listing prices of available unit per property type.

2 BEDS

\$253,000
AVERAGE PRICE

5 FOR SALE
0 FOR RENT

4.4% to 6.4%

CAP RATE

Yearly net income when rent

2.7%

NEGOTIABILITY

What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Flamenco



\$340,000



UNIT 2103

SOLD | APR 2021

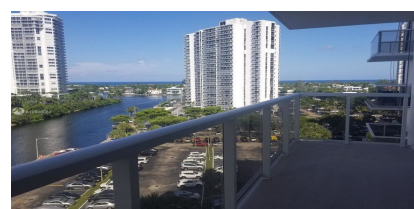


\$219,000



UNIT 1609

SOLD | APR 2021



\$245,000



UNIT 902

SOLD | MAR 2021



\$320,000



UNIT 2208

SOLD | JAN 2021



\$2,500



UNIT 907

RENTED | MAR 2021



\$248,000



UNIT 304

SOLD | FEB 2021

Sold

LAST 20 PROPERTIES SOLD IN FLAMENCO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2103	\$340,000	2/2	\$297.2	1,144	Apr 2021	2
1609	\$219,000	2/2	N/A	N/A	Mar 2021	7
902	\$245,000	2/2	\$232.4	1,054	Feb 2021	168
2208	\$320,000	2/2	\$277.5	1,153	Jan 2021	62
304	\$248,000	2/2	\$242.7	1,022	Dec 2020	365
208	\$209,000	2/2	\$181.3	1,153	Dec 2020	541
1206	\$230,000	2/2	\$202.6	1,135	Dec 2020	145
308	\$239,000	2/2	\$207.3	1,153	Dec 2020	57
1601	\$310,000	2/2	\$283.9	1,092	Jun 2020	13
108	\$180,000	2/2	\$155.2	1,160	Apr 2020	147
103	\$195,000	2/1	\$209.2	932	Mar 2020	128
821	\$248,899	2/2	\$227.9	1,092	Dec 2019	131
1607	\$275,000	3/3	\$187.7	1,465	Dec 2019	81
1001	\$239,900	2/2	\$208.1	1,153	Dec 2019	46
704	\$220,000	2/2	\$215.3	1,022	Nov 2019	71
1703	\$249,000	2/2	\$217.7	1,144	Sep 2019	31
225	\$219,000	2/2	\$190.4	1,150	Aug 2019	146
2206	\$235,000	2/2	\$207.0	1,135	Aug 2019	23
925	\$249,900	2/2	\$217.3	1,150	Aug 2019	15
1006	\$229,000	2/2	\$199.1	1,150	Aug 2019	63

Rented

LAST 20 PROPERTIES RENTED IN FLAMENCO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
907	\$2,500	4/3	\$1.7	1,465	Dec 2020	81
2201	\$1,900	2/2	\$1.7	1,092	Nov 2020	79
1008	\$1,900	2/2	\$1.6	1,153	Nov 2020	72
1204	\$1,700	2/2	\$1.7	1,022	Sep 2020	105
1901	\$2,000	2/2	\$1.8	1,092	Aug 2020	88
1708	\$1,950	2/2	\$1.7	1,153	Aug 2020	51
1603	\$2,000	2/2	\$1.7	1,144	Aug 2020	56
505	\$1,900	2/2	\$1.7	1,150	Jul 2020	24
605	\$1,500	2/2	\$1.3	1,150	Jul 2020	15
803	\$1,650	2/2	\$1.4	1,144	Apr 2020	35
909	\$1,900	2/2	\$1.8	1,068	Mar 2020	23
104	\$1,500	2/2	\$1.5	1,022	Feb 2020	147
1104	\$1,900	2/2	\$1.9	1,022	Feb 2020	107
421	\$1,900	2/2	\$1.7	1,092	Nov 2019	38
2109	\$1,950	2/2	\$1.8	1,068	Nov 2019	27
907	\$2,400	4/3	\$1.6	1,465	Nov 2019	88
1926	\$1,750	2/2	\$1.5	1,135	Oct 2019	42
508	\$1,800	2/2	\$1.6	1,153	Sep 2019	23
1622	\$1,950	2/2	\$1.9	1,054	Sep 2019	100
807	\$2,000	2/3	\$1.4	1,465	Aug 2019	70

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
106	\$219,000	2/2	\$190.4	1150	Apr 2021	SAM BARKAN...
109	\$238,000	2/2	\$236.8	1005	Apr 2021	LUIS EDUARD...
204	\$259,000	2/2	\$253.4	1022	Apr 2021	PASCALE ROC...
209	\$215,000	2/2	\$201.3	1068	Apr 2021	ELIAS MALEH...
805	\$335,000	2/2	\$291.3	1150	Apr 2021	LUIS R JUNG